

22 - 23 NUTFORD PLACE

PROMINENT CLASS E UNIT | AVAILABLE NOW



Marble Arch & Edgware Road W1

The Portman Estate is committed to the ongoing regeneration of Marble Arch and Edgware Road, as one of the key stakeholders of the area.

The iconic district has seen significant investment by the Estate in recent years. Starting with the delivery of Marble Arch Place and Regent House in collaboration with our JV partners, the Estate's commitment to the area continues with the recent direct development of One Marble Arch and One Great Cumberland Place.

The area is now home to acclaimed tourist attractions FRAMELESS and Moco Museum London, as well as a vibrant retail and restaurant offering including Feya Cafe, Wagamama, Black Sheep Coffee and Townhouse Nails among others.



About the property

22 - 23 Nutford Place is situated on a pedestrianised street adjacent to The Hampden Gurney School. Just off Edgware Road, the property is also opposite Black Sheep Coffee and the high-end residential apartments at Twenty Five Nutford Place.



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Tenure

The property is available by way of a new effectively full repairing and insuring lease for a term to be agreed, contracted outside the Landlord and Tenant Act 1954.

Floor Areas

	Area sq ft	Area sq m
Ground Floor	603	56.0
Outside Seating Area	20 covers	

Quoting Rent

£55,000 per annum.

Business Rates

Visit the VOA website.

EPC

97 D.

Handover Specification

The property will be handed over as seen. The Landlord will apply for planning permission for alterations to the façade, to be implemented at the cost of the Tenant.

Viewings

Viewings are strictly through our sole agents.



George Griffiths
georgeg@kenninghamretail.com
07496 825 631

Mark Serrell
marks@kenninghamretail.com
07885 389 435

A community with character

Portman Marylebone is a friendly neighbourhood in the heart of Marylebone with stunning Georgian backdrops.

Home to some of London's most well known and recognised independent cafés, restaurants, hotels and shops, plus amenities, services and recognised names, it's a thriving community where businesses feel more like neighbours.

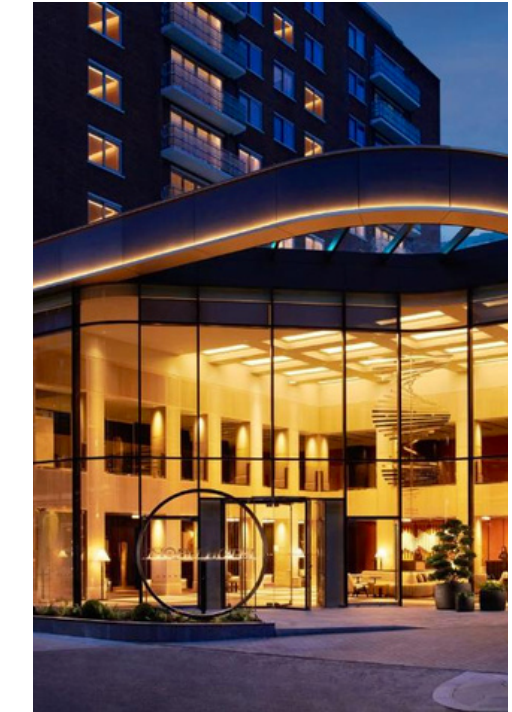
It showcases the retail and leisure locations within The Portman Estate's 110 acres of Marylebone including; Chiltern Street, Seymour Place, Dorset Street, Blandford Street, Marble Arch, New Quebec and Old Quebec Street.

The chic neighbourhood, just a stone's throw from Oxford Street, is one of London's most unmatched dining and shopping destinations. Discover the full directory online at portmanmarylebone.com

“It is a proper neighbourhood, a legitimate community and it inspires everything that we do.”

Matt Taylor, Founder

Tracksmith 23 - 25 Chiltern Street



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About The Portman Estate

The Portman Estate is a forward thinking property business with an enduring heritage and a commitment to promoting and protecting the long term success of Marylebone and London's West End. The Estate comprises 110 acres of Marylebone, including frontages to Oxford Street, Baker Street and Edgware Road, and covers 69 streets, 650 buildings and four garden squares, over 700 homes, 290 offices, 175 shops and restaurants, 27 hotels and seven pubs.

In 2022, the Estate became the first London estate to become B Corp™ certified, joining the global movement of trailblazing businesses who meet the highest standards of corporate social responsibility.

The Portman Estate offers an in-house marketing service for all operators within the Portman Marylebone neighbourhood, running campaigns, press trips and influencer programmes supported by its retained PR agency. It also co-funds local magazine the Marylebone Journal with 15k copies distributed London-wide five times a year.

All commercial customers of the Portman Estate are eligible for access to The Orchard, an exclusive members-only clubspace at One Great Cumberland Place. Find out more [here](#).

Find out more at portmanestate.co.uk | portmanmarylebone.com | marylebonejournal.com



THE
PORTMAN
ESTATE

Whilst every effort has been made to ensure accuracy, no responsibility is taken for error, omission, or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty whatsoever is made or given either during negotiations or in particulars by vendor, lessors or the agent. All figures are exclusive of rates, service charge, VAT and other outgoings. Please be advised that all offers made to The Portman Estate are subject to internal referencing and strength of covenant checks. The Portman Estate are under no obligation to accept any offers made to the Estate.

Certified



Corporation